

**EB-5 EXECUTIVE SUMMARY OF PRIVATE
PLACEMENT MEMORANDUM
Melia Costa Hollywood**

A 307 units Condo Hotel Development on Hollywood Beach, Florida

By: Liberty Grande, LLC



Project:

*Melia Costa Hollywood 777
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Hollywood, Florida 33019
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EB-5 Fund: *Costa Investors, LLC
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Executive Summary

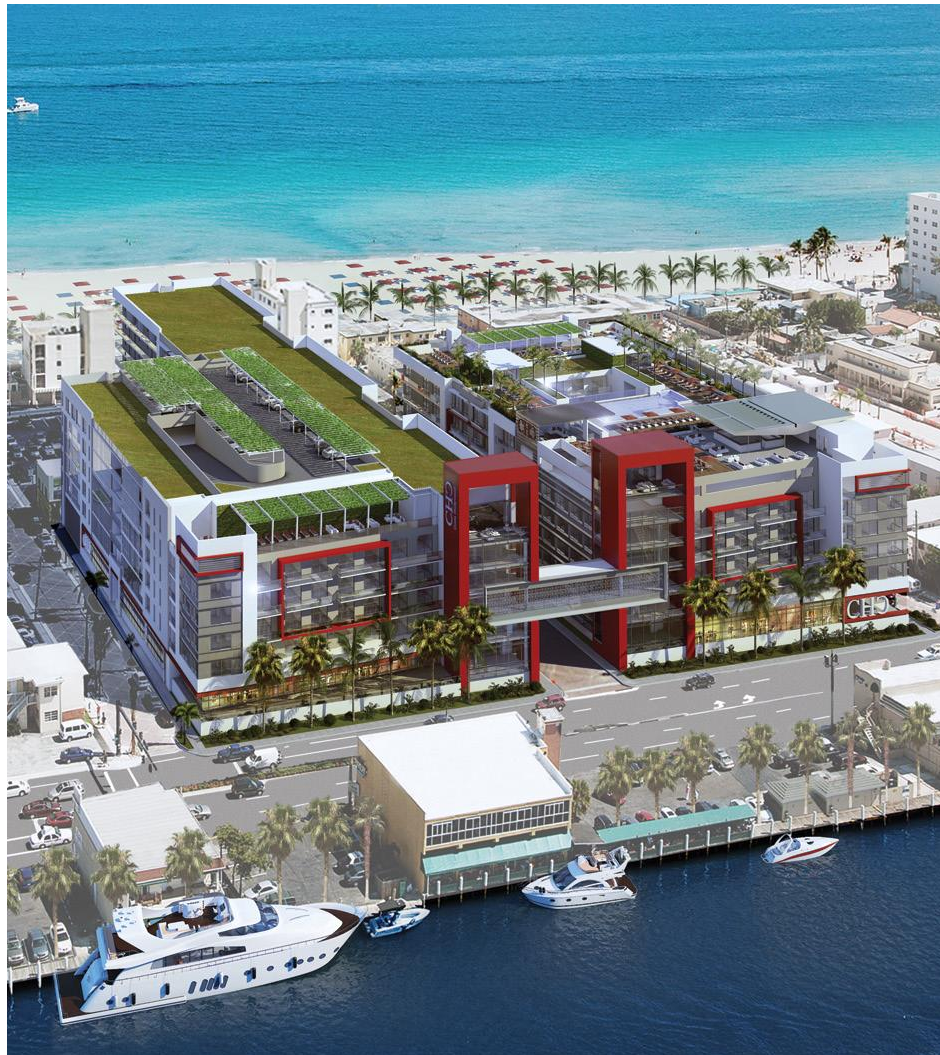
This EB-5 Executive Summary of Private Placement Memorandum has been prepared in support of Melia Costa Hollywood (“the Project” or “the Condo Hotel”). The Project is a modern-luxury, luxury Condo Hotel which will be developed by Liberty Grande, LLC in Hollywood Beach, Florida as a new, for-profit EB-5 Project eligible for immigrant investor funding in exchange for Permanent Residency status in the United States for qualified participants.

This Project affiliated with the EB-5 Regional Center - Florida EB-5 Investments, LLC, officially approved by the United States Citizenship and Immigration Service (USCIS). This EB-5 investment program was established to attract foreign investment in order to create new jobs in the United States.

The EB-5 Executive Summary of Private Placement Memorandum of the Costa Investors, LLC (a company providing EB-5 funds to developer - Liberty Grande LLC) as described in the memorandum, provides detailed information about the aspects of establishing and soliciting foreign investments up to a maximum amount of \$ 50,000,000. Each investor in the Costa Investors, LLC has the right to make a minimum investment deposit in the amount of \$500,000.

Project Description

This 307-unit, luxury building constructed on the shores of Hollywood Beach stands a chic landmark to cosmopolitan beachfront living. Costa Hollywood delivers the complete South Florida resort lifestyle experience, with its elite collection of 307 units, including studios, 1-bedroom and 2-bedroom residences. From an award-winning beach “boardwalk,” to exclusive hotel and beach-club services, great dining and shopping, Costa Hollywood elevates owning a piece of the oceanfront. And yet, it is also a world of no-limits enjoyment with the thrill of sports and games, refined art and culture, scenic nature preserves and parks, amazing playgrounds and family diversions, festivals, and active entertainment all right at your fingertips. There’s living... and then there’s living well. Hollywood Beach represents this in exceptional style.





- Awake to Atlantic Ocean sunrises
- Explore the Intracoastal Waterway from your private boat or chartered yacht
- Stroll the shopping village within Costa Hollywood's courtyards
- Discover top designer fashion at nearby Aventura Mall and Bal Harbour Shops
- Bike the famous Hollywood Boardwalk
- Kayak at Oleta River State Park
- Snorkel or scuba tropical reefs and ancient shipwrecks just off the coast

- Play some of South Florida's best golf courses - all just seconds away
- Thrill in the fast-paced action of neighboring Dania Jai-Alai
- Cheer on the NFL Miami Dolphins at Sun Life Stadium
- Roar for the NHL Florida Panthers at the BB&T Center
- Get sizzling NBA Action from the Miami Heat at The American Airlines Arena
- Light up the night at the many clubs and lounges of Hollywood Beach
- Dance all night at Seminole Paradise, or nearby Las Olas River Walk and South Beach
- See top artists performing in concert at Hard Rock Live
- Try your luck at the Seminole Hard Rock Casino

Costa Hollywood gives you access to everything that makes South Florida unlike any other place in the world.

Every inch of Costa Hollywood has been designed around a full-spectrum of pleasure and serenity. High-end finishes are complemented by equally refined personal service and a flawless attention to detail around every corner.

- Two, six-story resort/condominium buildings with open courtyard
- Exquisite, fully furnished interiors
- Signature restaurants and coffee shop on property
- Courtyard retail and shopping area at ground level
- Exclusive boutique shopping atmosphere
- Rooftop bar and lounge with entertainment area



- Rooftop infinity-edge pool and sun terrace
- 24/7 valet and robotic parking garage
- Holistic SPA and fully equipped fitness center

- Fully-furnished designer interiors done in soft neutral palettes with red accents
- Private terraces with glass railing
- Designer living rooms with ample seating and flat-screen televisions with on-demand programming
- In-suite technologies including pre-wired fiber-optic lines for high-speed Internet access, multiple phone extensions with voicemail, cable programming, and more
- Security features such as in-room safes and electronic door locks
- Other technology conveniences include independent climate control and available technology control system



Suitability and Economic Impact of an EB-5 Project

Our Project qualifies for the EB-5 Immigrant Investor Program, due to the domestic job creation made possible by accredited foreign investors. The Project will economically impact the Miami-Fort Lauderdale-West Palm Beach area. The total projected capital costs for this shovel ready Project are approximately \$137 million. The Project will offer up to \$50 million in EB-5 funding participation or about 36.5% of the total Project costs, to up to 100 qualified EB-5 immigrant investors or investor families. Each investor contributing \$500,000 into the Project will create 35 new permanent jobs. The remaining balance of the Project will be funded by the Developers with conventional and equity financing. We anticipate creating about 3,524 new permanent jobs for the overall Project.

Investing in EB-5 Program

Organization:

Costa Investors, LLC is a Florida limited liability company that was formed for the purpose of providing debt financing to Liberty Grande, LLC, the Developer of the Project, Melia Costa Hollywood.

Costa Investors Manager, LLC is a Florida limited liability company that is managing the EB-5 investment program for Costa Investors, LLC. The principal of Top Management, LLC is Mr. Alexey Burya.

Process:

The Offering by Costa Investors, LLC has been organized per details stated in the offering memorandum, so that each Subscriber (limited number of individual investors who are not "U.S. Persons," as such term is defined in Rule 902(k) of the Securities Act, on a limited and private basis, limited liability membership interests), by becoming an Investing Member in the Costa Investors, LLC, will make an offering of a minimum of one (1) Unit at an amount of Five Hundred Thousand Dollars U.S. (\$500,000) investment that complies with the requirements of the EB-5 Program, entitling the Subscriber, assuming such Subscriber otherwise satisfies the non-investment criteria for an EB-5 Visa, to seek conditional permanent United States residency and, ultimately, unconditional permanent United States residency. Investing Members will be required to represent and warrant to Costa Investors, LLC that they qualify as an Accredited Investor, as defined by the Securities Act, and to other matters described in the Subscription Agreement, in order to purchase Units. Costa Investors, LLC will pay all investors 0.5% interest per annum.

Each Subscriber will need to independently engage immigration counsel to file the I-526 Immigration Petition by Alien Entrepreneur (the "I-526 Petition") for an EB-5 Visa on such Subscriber's behalf. The I-526 Petition shall be filed promptly following the Costa Investors, LLC's acceptance of such Subscriber's subscription. It is anticipated that USCIS will adjudicate each I-526 Petition within typical timeframes after the completed I-526 Petition is filed. If a Subscriber's I-526 Petition is approved by USCIS, such Subscriber will remain an Investing Member of Costa Investors, LLC. If the I-526 Petition is denied, where the Subscriber opts not to appeal such denial or after denial of any appeal, shall refund the Subscriber his or her Five Hundred Thousand Dollar Capital Contribution in accordance with the Offering Memorandum.

In addition to the Offering Price, Subscribers shall be charged an administrative fee per Unit (the "Administrative Fee"). The Administrative Fee shall not constitute a capital contribution nor any part thereof but shall be a separate fee the Costa Investors, LLC will pass on to each Subscriber as an expense over and above the cost of each Unit to partially reimburse the Manager for costs incurred in connection with the Offering, such as marketing expenses, Regional Center fees, migration agents' fees, and brokers' fees ("Offering Costs"). The period for the Offering has commenced and will end on December 3, 2016, unless extended by Costa Investors, LLC until no later than June 3, 2017 (the "Offering Period"). The Units are subject to significant restrictions on transferability and resale and may not be transferred or resold except as permitted under the Securities Act and applicable state securities laws, pursuant to registration or exemption there from.

Contact:

Please contact Mr. Alexey Burya at (754) 244-1895 with any questions or for more information about our EB-5 Program. You may also inquire by emailing Mr. Burya at alexey@bartinvestment.com

Disclosure

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